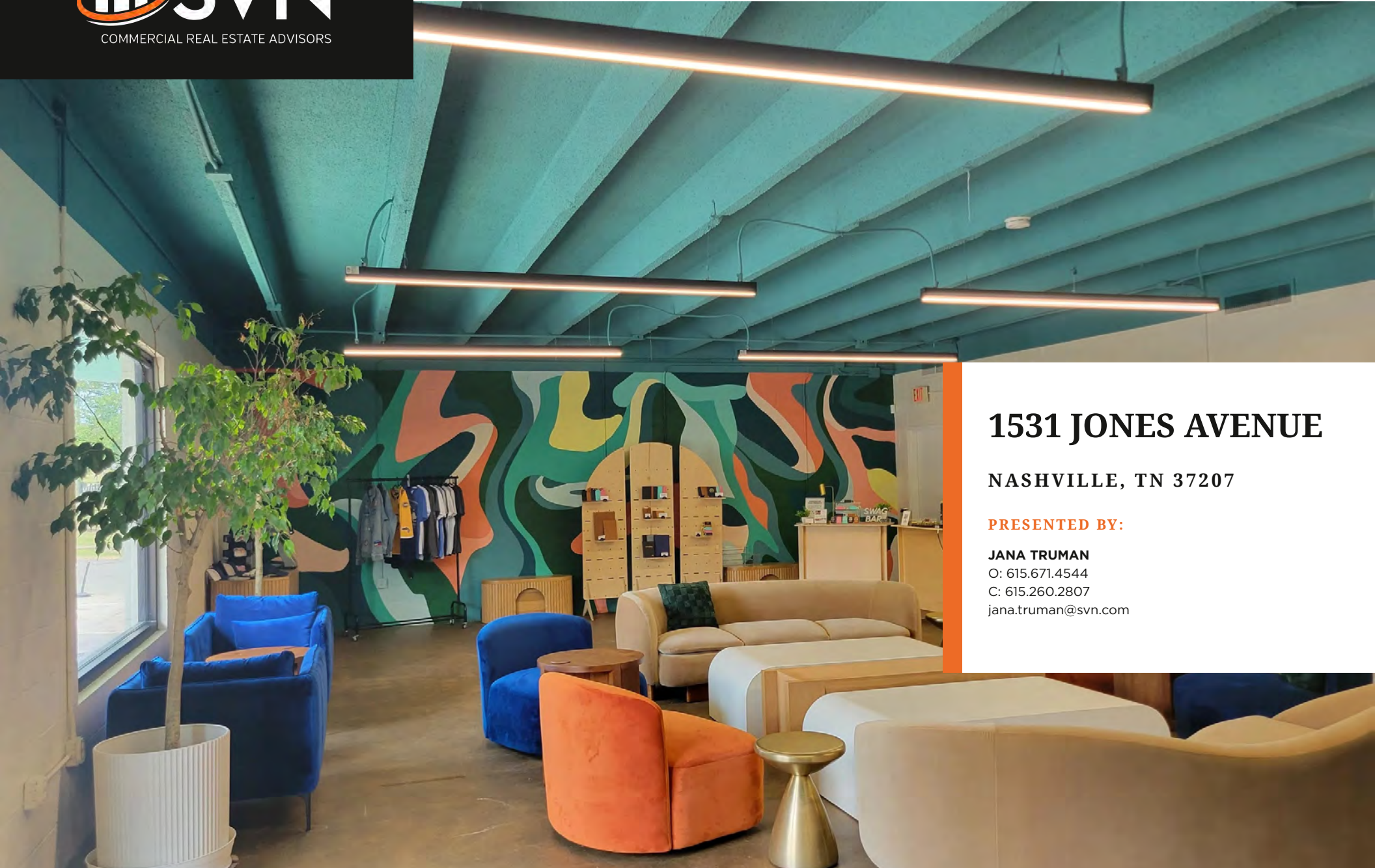




1531 JONES AVE - RARE EAST NASHVILLE RETAIL LEASE



1531 JONES AVENUE

NASHVILLE, TN 37207

PRESENTED BY:

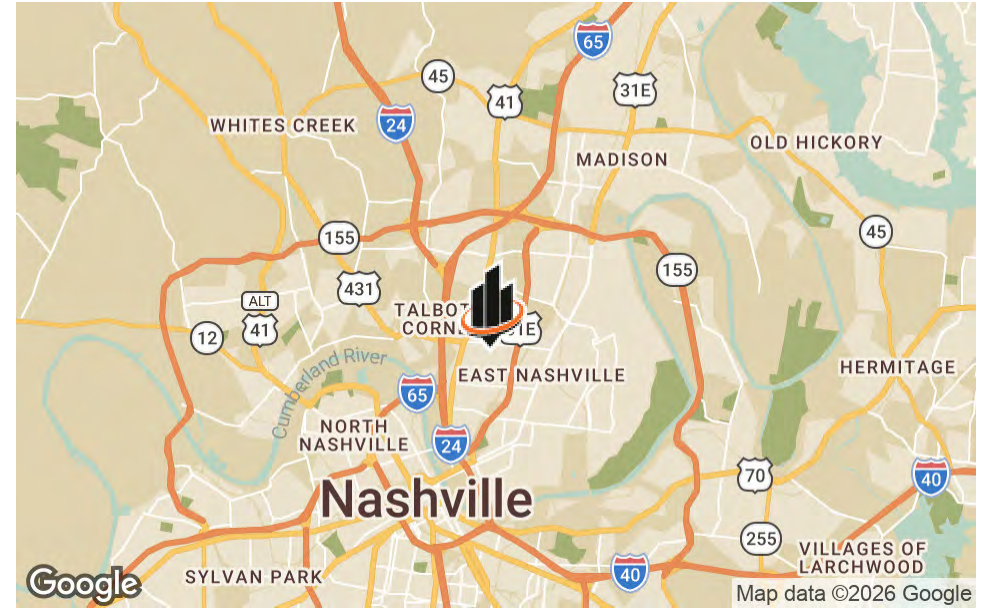
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$30 - 32 SF/yr (MG)
NUMBER OF UNITS:	2
AVAILABLE SF:	1,100 - 3,250 SF
LOT SIZE:	0.34 Acres
BUILDING SIZE:	3,250 SF
SIDE 1:	~1,100 SF
SIDE 2:	~2,150 sf

PROPERTY DESCRIPTION

Newly priced rare East Nashville neighborhood retail/office opportunity. This flexible space offers 3,250 SF total or the ability to divide into two suites—approximately 1,100 SF (Side 1) and 2,150 SF (Side 2)—located at 1531 Jones Avenue in the heart of East Nashville’s community-driven neighborhood.

The property features a bright, open floor plan with large windows that flood the space with natural light, creating an inviting setting for both customers and staff. Ceiling height is mostly 12' with select areas reaching up to 19'. The layout includes multiple restrooms, a kitchenette, and the ability to accommodate a variety of configurations depending on tenant needs.

Side 1 (~1,100 SF) offers a more compact footprint ideal for boutique concepts, small offices, or service-based users, while Side 2 (~2,150 SF) provides a larger open area well-suited for fitness studios, retail, or creative office users.

PROPERTY LOCATION & HIGHLIGHTS



LOCATION DESCRIPTION

Located in the heart of East Nashville, 1531 Jones Avenue offers a unique opportunity to be part of one of the city's most creative and community-oriented neighborhoods. Surrounded by locally owned shops, restaurants, and services, this space provides the perfect setting for a business looking to connect with and serve the community around them.

With its welcoming neighborhood feel, walkable setting, and proximity to Gallatin Pike and Ellington Parkway, the property is positioned to draw both loyal locals and steady traffic from across the city. Whether you're an established brand or a new concept, this space offers the chance to thrive in a market known for its strong sense of place and engaged customer base.

PROPERTY HIGHLIGHTS

- 3,250 SF total or divisible into $\pm 1,100$ SF & $\pm 2,150$ SF suites
- Flexible layout ideal for single or multi-tenant use
- Open floorplan with large windows, high ceilings, and abundant natural light
- 4 restrooms + kitchenette
- Side 1 (~1,100 SF): ideal for boutique, office, or service use
- Side 2 (~2,150 SF): ideal for fitness, retail, or creative office
- Ample parking for customers and staff
- Ideal for a coffee shop, boutique gym, family-friendly retail, or creative office



ADDITIONAL PHOTOS

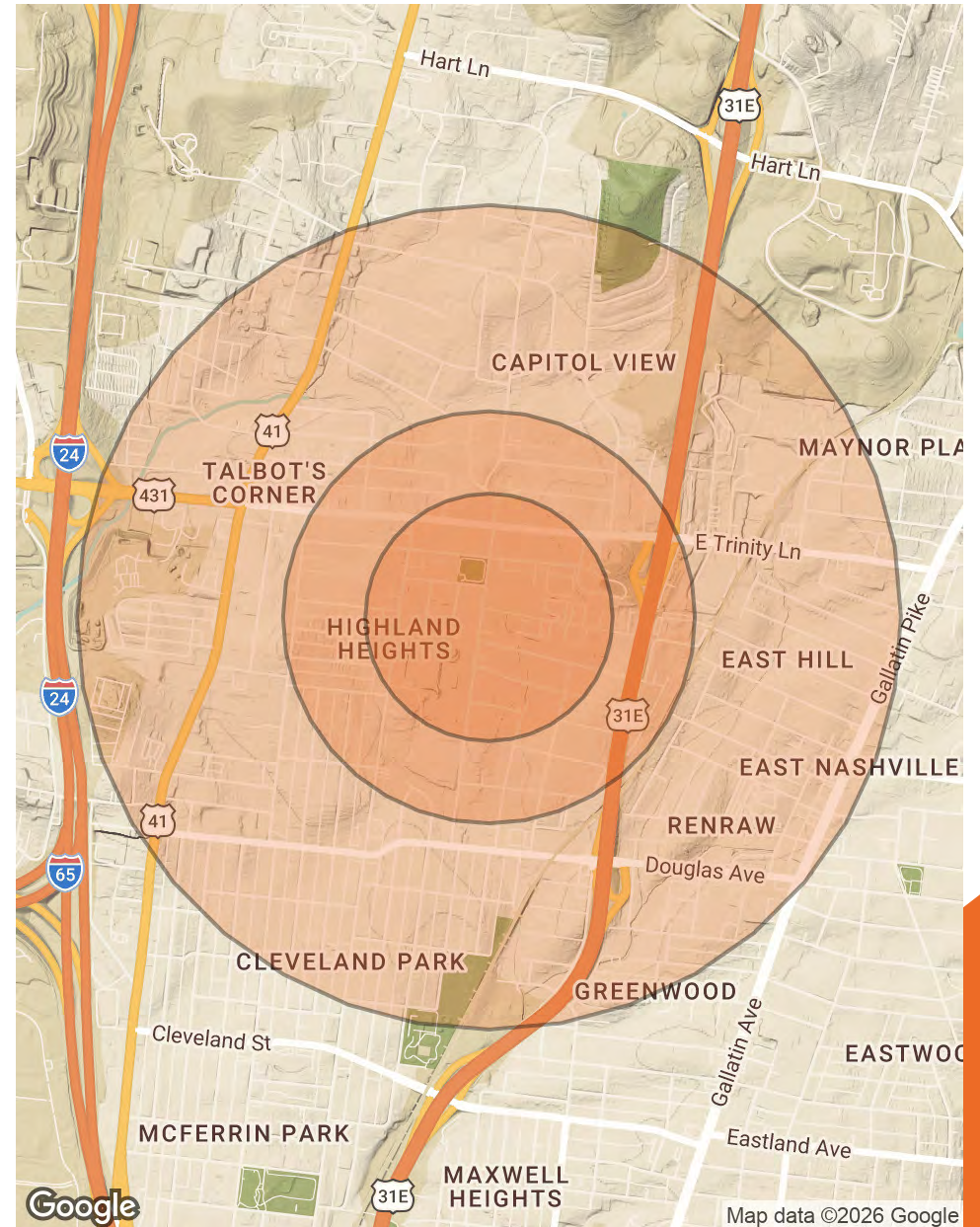


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	505	2,381	11,590
AVERAGE AGE	36	35	35
AVERAGE AGE (MALE)	35	35	34
AVERAGE AGE (FEMALE)	36	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	216	1,013	4,767
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$84,971	\$86,089	\$87,883
AVERAGE HOUSE VALUE	\$511,119	\$500,189	\$454,337

2020 American Community Survey (ACS)





JANA TRUMAN

Managing Director

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PROFESSIONAL BACKGROUND

Jana Truman is Managing Broker and Investment Advisor with SVN | Accel Commercial Real Estate, part of the Accel Group of businesses, partnering with investors, business owners, and entrepreneurs to grow their personal and professional wealth through the acquisition, disposition and long-term strategies of commercial real estate and businesses.

Jana is featured regularly on podcasts, was named as one of 2025 Woman Deal Makers by BizNow, and is the co-chair for SVN's National Women's Council. Her company is the most referred commercial brokerage by residential realtors in the Greater Nashville MSA and the company with the widest marketing distribution in the same trade area. She is one of only a few woman-owned commercial brokerages in her market. She is a sought-after mentor and CRE coach. Her journey into CRE began after working for a decade and a half as a marketing and advertising professional for many well-known brands and start-ups. Jana began her career in commercial real estate appraising in 2011, where she appraised various types of commercial properties across all classes in Tennessee, providing her investor clients with the invaluable benefits of her valuation experience.

In 2014, she decided real estate was her passion, she added a focus to commercial real estate advisement, presently as managing broker for her own brokerage. She and her husband also own Accel Exit Advisors, a business brokerage and SVN Accel Commercial Property Management. Her real estate team consists of educated and dedicated brokers, each with specialties and a great operations team. She teaches classes and gives speeches on commercial real estate on a regular basis to associations, non-profits, investors and other agents.

MEMBERSHIPS

Affiliate Member- CCIM
Business Networks International
International Business Brokers Association
Real Estate Investors Network
Williamson County Chamber of Commerce
Greater Nashville Association of Realtors
National Association of Realtors
Tennessee Association of Realtors